

## COMMITTEE ON JOINT SCHOOL BUILDINGS

**March 21, 2001**

**5:30 PM**

Chairman Herbert called the meeting to order.

The Clerk called the roll.

**Present:** School Cmte. Members Leonard, Herbert, Paradis

**Absent:** Aldermen Pinard and Thibault

**Messrs:** R. Remick and E. Hastings of Bonnette Page & Stone,  
F. Matuszewski of CMK Architects

Chairman Herbert addressed item 5 of the agenda:

### Henry J. McLaughlin Jr. Middle School

Engineer Clougherty stated we have representatives here tonight from Bonnette Page and Stone, Randy Remick, Vice President and Eric Hastings, Project Manager. As we are all aware, we have been talking about the roof and the problems associated with it. I thought it would be good to invite these gentlemen here today to talk a little bit about what kind of efforts have been made recently to address the Committee in person rather than myself giving you second-hand information on the meetings we have had. As we all know the building was built in 1998 and we have had some continuing roof problems. Public Buildings Services and then Highway Department has been following up on those. We have been working with several different parties to try to alleviate the problems...architects, other roofing consultants, general contractor Bonnette Page and Stone, the roofer Al Desjardins. We are at a standstill for some point. We thought we had some things figured out but it turns out we did not. Bonnette Page and Stone has shown a rejuvenated interest in solving the problem. At this point we do have significant problems. We narrowed it down to times when there are periods of heavy snow followed by warmer temperatures which cause melting and possibly penetration into the building. To that, we are aware that all Committee members are pretty much at "wits end" with this issue as is my department and the School Board and other people. So to that I brought Randy in here to try to talk about what efforts we are currently making to solve the problems.

Mr. Remick stated Tim and I ended up on the roof several times. In my mind, Eric and I have both gone. Tim has crawled that thing from end to end. It is not a simple roof system and we have been trying to isolate when is the cause of the problem. There is membrane roofing up there, there is standard seam roofing up there and there is a lot of details where they all come together. The majority of the roof, believe it or not, is perfectly fine. It seems that there is a consistent detail that is "hounding" us. We are trying to isolate what that problem is. There is green metal roofing that you see when you drive in there and an overlay onto a membrane system which is what you see on flat roofs. We suspect that between the two the water is penetrating that somehow. The roofer does not have the answer, the independent consultants have yet to get the answer. Between the City department and us and the roofer we are trying something. Yesterday we sealed up a joint between two dormers and basically created a sample area for the storm that is coming tonight. I will be back either tomorrow or the following morning with Tim based on what the weather conditions are we will see what happens and see how the test worked. It is not going to solve all the leaks overnight but I firmly believe that 99% of those are caused by the same problem we are just trying to figure out what it is. As I have expressed to Tim, I would like to see the designer in the loop. We volunteered our time to come back and I did not understand the frustration you were going through until over this past month. We had been involved in a relationship with the City on dozens of buildings over the years and we have never had a problem like this. In being in the business over the years I have never seen anything quite like this. It is a little frustrating when you do not have the answer to the problem. It is usually pretty simple. We are trying this and we are going to see how it goes in the next couple of days and see if we can isolate what the issue is. I wish I had a clear answer for you right now but I do not. But we are going to try to do is stay on top of this and see if we can sort it out.

Chairman Herbert asked this test you have if it does not work out what are you...

Mr. Remick replied try another one. There are two areas...what we have done just so you know...the roof structure has metal roofing with slope systems and it comes down onto a membrane and there are troughs and drains. The City has had an independent consultant come in and you did flood testing.

Chairman Herbert asked is this Gale Associates.

Engineer Clougherty replied in the affirmative and stated they did the flood test in August where we plugged the roof drains and actually filled the "gutters".

Mr. Remick stated up on the roof there is a series of flat sections and then there is a trough system that perimeters. Everyone has seen green metal roofing. There is

trough and roof drain system which is lined with the same material that the flat roofs have. Flat roofs do not leak. They flooded them up and could not make them leak. They flooded the troughs and the drains and could not make them leak. These are independent consultants. They hosed the roof...they sprayed it. He is saying that they ran water for three hours straight and could not make it leak. It is very frustrating. The only place we could find when the time it seems to happen is during significant snow it slides down and builds up on that roofing and somehow is leaking into the system. That is what we are trying to isolate is where is it coming in. That is the issue.

Chairman Herbert asked the kind of leaks we have are not like floods or anything are they.

Engineer Clougherty replied they are not floods they are drips but they will fill up a bucket.

Mr. Remick stated and some of them are in corridors so it is obviously right in people's faces.

Engineer Clougherty stated we actually had to have people come in over last weekend...

Chairman Herbert asked is there any way of coloring the snow or something so that when it melts you can see the...

Engineer Clougherty stated I have thought about that.

Mr. Remick stated you do that in drains all the time. If we need to trace a line that is what you use but the problem with this system is it is so complex up inside that the water gets in can also travel and it is difficult to determine. If you could pull the ceiling out and see the structure right in front of you...you have multi-layers of structuring...angles in the building, you have different materials...woodframe, steel joists, deck, steel covered in drywall and seams below it. It is a very complicated lid on that roof and it is difficult to open it up and just say "oh that is what it is" you cannot see it.

Engineer Clougherty stated and the thing is that you cannot even get underneath it. Like Randy was saying, it is a truss system and the areas where you think the problem is you physically cannot get to.

Mr. Remick stated if we could narrow it down we might want to open that up but the thing is we just do not want to go play "gopher" until we know. Right now this has really only occurred over the last few weeks. We have had lousy

conditions. We have been limited as to what we can do over the last couple of months. Tim and I have been going back regularly and the problem has been we get snow to here and there is no point going up there. We have not been very effective in the last few months because we just cannot see anything. Right now we have melting and snow it is perfect. We got to visually walk the roof today and it was nearly melted off. It is still dripping I just came from there before the meeting so that I could physically see to what extent the water was coming out. There is still an occasional drip coming into a bucket right now. I wanted to visually see that so if we get snow up there I could gauge how much water is entering the building that is new. It is a pain. Everybody including the roofer (Desjardins) who has been around a long time and has done a lot of roofs and they are puzzled.

Chairman Herbert asked where is Desjardins from.

Engineer Clougherty replied Exeter...he lives in Candia and is based out of Exeter.

School Cmte. Member Paradis asked do you think the architect of the building had a lot to do with it...the way they have the peaks and it goes down.

Engineer Clougherty replied that is something that we look at...deficiencies in the design or not necessarily deficiencies but more complexities than deficiencies.

Chairman Herbert stated it sounds pretty complex.

Engineer Clougherty stated it is more complex than 99% of the roofs.

Chairman Herbert asked then why do that do that.

Engineer Clougherty replied it is pretty. I think a lot of it has to do with the fact that you are driving at a higher level then the building is actually sitting at so the first thing you see if the roof and the roof line.

Mr. Hastings stated we painted the mechanical units on the roof because you could see it as you drive down to it. You very rarely paint things on the roof.

Mr. Remick stated what is hard to see from the ground is when you drive in that is the other reason is where the metal comes down there is actually a three or four foot high brick terabit in front of it. There is a brick wall that sticks up and there is trough behind it that drains so the snow slides down and sits in behind that wall and melts and drains out through and never really gets to the flat roof. It is almost like two totally different systems. So it is fairly complicated in its detail. It is not

as simple as just...like I said 99 times out of 100 you could walk up and go “look at that” and you figure it out.

Engineer Clougherty stated I was on the roof at MST today there has been a leak there and found the leak in about two minutes. It is flat and there was snow all over the roof but I understand flashings and membranes and there was flashing missing around one of the units. So it is not leaking right now and it was two weeks ago.

Chairman Herbert asked what do you recommend, Tim.

Mr. Hastings stated I know how frustrated you are. We are just as frustrated. We have a very good reputation all over the State. We have a good relationship with the roofer. The roofer is very willing to work with us. We want to work with Tim and Kevin and Barbara and Dan and we would like you to be a little more patient and let us take another “stab” at this.

Mr. Remick stated basically what we are doing is volunteering our time once we realized the issue was in the interest of solving this because like I said we have done dozens of buildings for the City. We have done countless schools for the City. We have worked on all of them. This is the biggest headache we have ever had. I look at it quite honestly it is a shame because it is a beautiful school.

School Cmte. Member Paradis stated it was going to be our “pride and joy” and then this happened.

Mr. Remick stated it is pretty frustrating for our crews to go around here to the leaks because they did not actually put the roofing on it was the subcontractor. We did all that other work that nobody sees because all they know is the leaks. It’s a frustration.

Engineer Clougherty stated we are all very frustrated with it at this point.

Chairman Herbert asked is this not going to leak when it is just rain.

Engineer Clougherty replied I looked at it from March to November we probably had one or two leaks.

Mr. Remick stated the other thing that occurred in this too originally was that there were some leaks that first winter and I am suspecting that whatever is causing this now could have been the same thing we do not know. But it leaked and those leaks went away in the Spring. Eric as the Project Manager was in touch with the principal. The principal acknowledged there were no further leaks. We kind of

“faded into the sunset” went away. The warranty expired...the roof warranty continues. The general building warranty from our liability. When we get a call the following winter it was kicked off to Desjardins to go through the manufacturer’s warranty which would be normal. You paid us to buy that from the manufacturer...the City did. You have finished warranties on vinyl roofing, you have membrane warranties on your classes. It is all inspected when it is installed. Done properly signed off on. Whose warranty is it what is it. We are trying to help him how best to solve the problem and then worry about whose issue it is.

School Cmte. Member Leonard asked have you ever thought about putting in video cameras on the roof to see where it leaks.

Chairman Herbert replied I am not sure video would solve the problem.

Mr. Remick stated we could isolate that location a little bit more and we can narrow down where this is leaking because it is consistent details. Tim and I mapped the building a couple of months ago and walked me through the building with floor plans and show me every leak they had and we changed the ceiling tiles where there were stains so we knew they were fresh and we knew where they were. We had a clean slate and we could map that detail right around the building on the inside. We could walk the building and actually see the same detail where it was leaking. It tells me we know what is causing it we know the area it is being caused by we just cannot narrow down that detail. We kicked this around with the roofer we spent a couple hours on the roof yesterday.

School Cmte. Member Paradis asked and it is not in an area where you could just take it apart.

Mr. Remick stated we even did that yesterday we took it apart to make sure he did what he should have done. We wanted to look at the workmanship and make sure he kept reminding us the same thing. It was an independent testing agency and a clerk of the works and our guy is there and he had Desjardins people. The workmanship that we saw was in my opinion was pretty decent.

Chairman Herbert asked you mentioned something about the designer have you got some questions you need to ask the designer.

Mr. Remick replied they should be in this loop because it is their design and it is their building. We only put together the details that are given to us.

Chairman Herbert stated you should probably call Frank Marinace and get him involved in checking. I am inclined to think that we are at the point where we are

like you we do not...we have a product that is not working as it should. Somehow it either has to be fixed or it has to be replaced. We cannot do anything saying that we are going to go to court or do whatever to get it replaced at this point is not going to...even if we were successful it is not going to save us for the remainder of this snow season. I am inclined to let you do your testing. I am not sure it is up to the City to define the issue. We have a bad product and that is the only thing we really have to define. My inclination is to considering what they are saying. To give it some testing and get Marinace involved and give it one last solid effort at it. But frankly, at that point where there is no cure for the existing situation than we simply have to take legal action and we can understand the problem but we have a product that simply for whatever reason we do not know does not work therefore we are going to ask for a new product.

School Cmte. Member Paradis asked is this the second or third year.

Engineer Clougherty replied this is the third winter.

School Cmte. Member Paradis stated we did ask a year and a half ago about it the first time.

Chairman Herbert stated so you basically have a month for running tests.

Engineer Clougherty stated Mother Nature is really going to dictate testing.

Chairman Herbert stated you are at least going to have at least one snowstorm apparently maybe two.

Mr. Remick stated I certainly would be interested in pursuing that as well as any interest in that sort of thing over time should it continue to be held. If we have done something wrong obviously we will help you solve it. At the same time it seems a little unfair to me to have \$50,000 held just in case. We are intending to pursue that. It is significant money obviously so you can understand my position.

Chairman Herbert stated we are not going to take a motion at this time. The consensus is there is some further efforts with all the parties involved to try to make in order to identify a problem without us having to go further and replace the entire roof and get the designer involved.

School Cmte. Member Paradis asked are we going to have someone else besides Desjardins, Tim.

Engineer Clougherty replied possibly.

Mr. Remick stated we will work with Tim on that for ideas as well.

Chairman Herbert stated at next month's meeting we will get a report and at that point decide whether we want to pursue legal action.

Engineer Clougherty stated I just want to reiterate that I do appreciate Randy and Eric's efforts stepping forward.

Mr. Remick stated I was not aware of the situation to this extent.

School Cmte. Member Paradis stated the past chairman of Building and Sites I do not know how she followed up on it and Tim was not here either. It was hard because we have a whole new department and we also had a new chairman. Actually I was not on Building and Sites either or Peter, none of us were except that I used to go to some of the meetings. That particular school happens to be in my district ward 8.

Chairman Herbert stated I was on the Building and Sites Committee under Janice Higgins only for two years.

School Cmte. Member Paradis stated well then you go back to the first year that the building was built actually.

Chairman Herbert stated it was under construction at that time.

School Cmte. Member Paradis stated to be truthful with you this year we have had our house for 46 years and this is the first time our roof has leaked on our porch. Never did we have this and right along the middle and my husband borrowed a ladder from our neighbor and went up there and took all the snow off. We just had a new roof put on 2 years ago. It was not like the roof had been on for 40 or 47 years and he could not find where it was leaking neither and it was a whole line and I am expecting to go down to my camp in Goffstown and probably find who knows what because I have rubber roof one piece put on and that is almost basically a flat roof. It is one story. I do not even want to go down. But I can see how this is.

Chairman Herbert stated give it your "best shot" at this point. I hope you find it.

School Cmte. Member Paradis stated we build a 9 million dollar building and then between a little bit of flooding that we had which almost went into the library.

Mr. Remick stated I do not know how you stand with your designers but the thing is Al Desjardins the roofer is already paid and everybody is paid except for us.



Chairman Herbert stated well you are the general contractor so you are going to take all the knocks when it happens like this. It is a complicated roof.

School Cmte. Member Paradis stated I saw some buildings down in Louisiana and they just built a beautiful building down there. The concept of the gym and the cafeteria in the middle and all twelve grades...it is like a little city. It is practically all flat and they have a lot of rain.

Chairman Herbert stated somewhere in the design it is very complicated and maybe not having the experience in that kind of design of the roofing that is why you get Marinace there and he may spot something.

Engineer Clougherty stated he has been there and very reluctant to come back.

School Cmte. Member Leonard stated I have been up there.

Mr. Matuszewski stated I would like to offer that CMK Architects has worked on a number of projects with Bonnette, Page and Stone over the years and with Randy's and Eric's appearance here and the comment that they will follow up on the project...they will.

Engineer Clougherty stated the addition will not have a roof like that. It is not functional. We are looking at the general contractor, we are looking at the roofer, we are looking at the design as well. It is very possible that these guys installed it exactly the way it was drawn and the roofer put on membrane exactly the way he was told but it was not drawn the proper way. We do not know that but I am just saying that is another road we are going to explore.

Chairman Herbert addressed item 3 of the agenda:

Minutes of meeting held on February 21, 2001.

On motion of School Cmte. Member Paradis, duly seconded by School Cmte. Member Leonard, it was voted to accept the minutes of meeting held on February 21, 2001.

Chairman Herbert addressed item 4 of the agenda:

High School Stages --

Engineer Clougherty stated the guardrails at West High School have been installed and the replacement of the fire escapes at Central High School is expected once the snow and ice is melted. The same as last month with the exception of the guardrails being complete. It shows a deficit of \$13.38 which is incorrect. We are complete. I would rather wait until we are done with Central to take a motion to accept that.

Chairman Herbert asked the auditorium renovations, is that separate.

Engineer Clougherty stated that is part of this. This is a cash project the source is a SCIP cash project. I do not know how exactly the delineation of where the Joint School Buildings Committee oversees the projects. We did bring this to the Building and Sites Committee for approval based on the scope for \$250,000 with \$150,000 dedicated to West High School where we have selected Tennant/Wallace Architects to do some designs for us where we are going to be replacing the stage floor, some electrical improvements and sound system improvements and the balance of the money the \$100,000 is dedicated to Central High School where we are waiting for some direction from the School District.

Chairman Herbert asked did they ever call you down to talk about it. I thought they had some sort of a meeting in reference to the auditorium.

School Cmte. Member Leonard stated which I did notify Peter Duffy that he is going to get in touch with Mr. French to work with them to allocate where the project money should be going.

Chairman Herbert stated the last time I discussed it with Ron Chapman and I came away with a sense that it was almost as though they could not identify what \$100,000 would do. Some of the work they wanted done \$100,000 would not cover it.

Engineer Clougherty stated \$100,000 is not going to do a whole lot for that auditorium. It is a very large auditorium in every respect.

Chairman Herbert asked does the \$100,000 get added to the next SCIP if it is not expended.

Engineer Clougherty stated at this point the money sits there it is available. It is dedicated to Central High School right now for the stages. If you were to request additional funding it could be added to it to enhance a larger project and scope perhaps.

Chairman Herbert stated everybody kind of remember this money for a second because I want to discuss something later.

Chairman Herbert addressed item 6 of the agenda:

ADA Accessibility/School Elevators

Engineer Clougherty stated Fred Matuszewski from CMK Architects is here to give the committee an update.

Webster School Elevator/ADA Improvements --

Mr. Matuszewski stated the work at Webster School is complete with the exception of the reinstallation of acceptable handrails on the west entrance of the link. I had spoken to Mr. Breault who is the project manager with Eclipse Construction and the handrails are in Manchester or Auburn and are scheduled for installation immediately. I am not quite sure exactly what that means whether it means perhaps this Saturday. Last month we were talking about claims that were brought by Gosselin to the City thus has been resolved by Change Order #3 that has been signed by Eclipse Construction so that is behind us. We also have a release of a claim on a bond by another subcontractor to Eclipse and that is behind us. We have the protection of the bond but that is now history. The closeout documents including operation and maintenance manuals have been submitted by Eclipse to CMK Architects for review by our mechanical and electrical engineers and those are in process right now. It is in Eclipse's interest to try and wind this project down this weekend. I am not sure that we will have full review of the documents. They may be looking to try and get into this pay period.

Chairman Herbert asked I am not quite sure about your last statement what is that about.

Engineer Clougherty stated it just has to do with the timing of the closeout of the project in our billing cycle.

Chairman Herbert asked were we looking to sign-off on this next month probably.

Engineer Clougherty replied in the affirmative.

Chairman Herbert stated you hit a couple of bumps in the road but those have been taken care of.

Mr. Matuszewski replied in the affirmative and stated grinding to an end.

School Cmte. Member Leonard asked how much did the Palace Theatre pay to have their chairs refurbished.

Mr. Matuszewski replied it was 15 years ago back in 1985 or so and the exercise there was to ship the chairs off to the mid-west. Those are historic chairs they were reupholstered with car upholstery during the summer months and I believe it was incredibly cheap \$50,000 or less for half the chairs which was 500 chairs. The first set was within the orchestra and those were reconstruction. I could verify those numbers. Those services do exist.

Engineer Clougherty stated I am aware that those services exist. I have discussed it with some of the theatre directors. It is an option that may or may not be desired by the School District.

Chairman Herbert asked are we tougher on the chairs.

Engineer Clougherty replied in the affirmative.

Chairman Herbert asked so that particular type of work may have some questions to whether it was a holdup.

Engineer Clougherty replied from a maintenance standpoint the types of chairs that were installed at the Memorial High School auditorium about 10 years ago look brand new to this day are the easiest to maintain and clean. There is no upholstery there are minimal working parts. Granted they are not as glamorous as what you would find in the Palace Theatre or even what you have currently at theatres at Central and West High Schools but the fact of the matter is that we use those. They do receive a higher level of abuse than at the Palace Theatre. But that is an issue for the School District to address.

Chairman Herbert asked what is the difference in cost \$100,000 would not do the job for Central High School chairs with the kind you have at Memorial.

Engineer Clougherty replied I have not done any budget pricing on the differential but what you are really looking at is the replacement and maintenance cost. Once you get a rip in upholstery you are spending another \$100-\$120 per chair to get it reupholstered and you cannot just use a solvent to take off a marker or graffiti. That is the case at Central High School.

School Cmte. Member Paradis stated if we kept this \$100,000 and in the future which we were supposed to start years ago is the Practical Arts building at Central. We were supposed to go up on the rent on that 12 years ago when I started with

the School Board from \$600 when we rent it out. We definitely are going to do this sometime but I do not know when. We used to sit down to City Hall all the time these other auditoriums with those type of chairs and stage are receiving \$1,200 a month which is double of what we receive when we rent it out to the Miss New Hampshire Pageant. The City just ignored us actually. But now I think there is something that will be going into motion pretty soon. The Finance Committee is actually the one who has asked again to have Portsmouth, Nashua those auditoriums how much they charge per auditorium. I do not know if that is a chargeback or what that is as far as renting but I think that comes to us. If they did go up on the fee and then Memorial the same thing it is about \$400 for the auditorium for events. But the Practical Arts building in particular is the one that we really feel as though it is being rented under market value. I just wondered if we could bring it up in Finance Committee I would like to send that to Finance or ask them and they are aware that we have \$100,000 I am sure.

Chairman Herbert stated they would not be aware of it at this point. The last time we met we asked a couple of months ago we asked to get something going on it and nothing has happened. I just want to keep it in mind because they want to discuss this year's CIP I have a meeting with the Mayor and while you are all here I might as well relay the information to you.

#### Parker-Varney Elevator/ADA Improvements --

Mr. Matuszewski stated the contract has been drafted with Pilot Construction were approved as the general contractors at the last Joint School Buildings Committee meeting. Work has begun on the project not in the field but certainly preparatory work including the drafting of construction schedule. The signing of the subcontractors etc. The goal in this project obviously is to start well in advance so that everything is virtually on the ground and ready to go in June.

Chairman Herbert asked it says here restroom renovations.

Mr. Matuszewski replied in addition to the elevator we are creating accessible toilets one on each floor. The existing toilets in that school are not accessible at all so we are creating accessible toilets on the first floor. The second floor we are taking a portion of the storage room and creating an accessible toilet.

Chairman Herbert stated on the restroom renovations when I talked to the Mayor he has the idea that we are going to basically do architectural work put out an architectural contract for the complete renovation at Central High School. I told him that is fine. The context of having a 5-year master plan and the idea is to get an agreement with the aldermen to commit to the 5-year program pre-commit to

the bonding that would be needed every year to do it. We do not know what that number is because we have not gotten to that stage but the amount of money they are thinking about for architectural work will help us to develop that. I made the observation which I think is accurate and that is I do not really want to be walking the ward running for re-election when everybody walks into Central High School next September and it looks exactly the same as it did when they left especially with all the publicity and problems they have been having. Tim pointed out that they are going to replace the windows in the James Building over the summer.

Engineer Clougherty replied that is pending FY 02 CIP funding.

Chairman Herbert asked does that include the window and curtain walls at the James Building and then there is another final stage on the heating and ventilation over at West High School so we are finished at Central.

Engineer Clougherty replied after FY 02 Phase VI.

Chairman Herbert asked that will be next year but that work will be going on when.

Engineer Clougherty replied in conjunction with the window and curtain walls this summer.

Chairman Herbert stated so those are 2 items that are going to be done. Visually on a practical matter when you walk into the school other than the fact that it will be more comfortable when it gets cold. The Mayor says do not cut out...he is bumping the money a little for Service Master and he wants us to keep the \$150,000 for the pilot project so we will have some clean buildings this is the idea. Tanguay and Adamakos were there and Kevin Clougherty and I asked the administration to give us some specific items that we might be able to fund at Central that could be done over the summer that would show that some effort and work has been done. I do not know what those are but when I saw the bathrooms at Central and somebody said if you do top to bottom renovations you do not want to touch the bathrooms. What would it cost me to fix even if it is cosmetic to change the bathrooms so that maybe the partitions can be done and everybody gave me a blank stare because there was nobody there who had any idea what that would cost. While I have you here, Fred, and I know you are familiar with the...I am just trying to get a ballpark figure. One issue is it really and truly a total waste of time to do anything with the bathrooms if you are going to do a major renovation on the whole school top to bottom. The other issue is if you can do something what can you do to the bathrooms and what would it cost.

Engineer Clougherty replied one of the things I want to address when you bring up the bathrooms...the pictures that were handed out a couple of weeks back on the fifth floor next door...the Practical Arts building primarily focused on the basement area, music areas, and the bathrooms. They focus on the Bradley sinks which they show the stained sinks. There is money requested this year to replace those just so everybody is aware of that.

Chairman Herbert asked the bathrooms have a lot of what looks like old material in them. I do not know how old they are actually. I know these kids are tough on them.

Mr. Matuszewski stated the bathrooms in the Classical building I know that Tom Wallace had worked on those back in 1983-1984-1985 somewhere in there so they are 15 years plus of taking 2,000 kids a day.

Engineer Clougherty stated they could use updating.

Mr. Matuszewski stated I hesitate to say go in and resurface those...refixture those...refinish those for a 10-12 month period. What may be appropriate would be to inventory and try and address the worst situations and those probably could be done even through maintenance. Perhaps the best thing to do would be really to have a plan. Option M addresses new classrooms that satisfy curriculum as first dictated by NASDAQ as confirmed by the School Administration saying yes this is what we need. That may change some and you may find out that the City will take over a bathroom and create a classroom and create bathrooms somewhere else.

School Cmte. Member Paradis asked last year were you with us when we toured the Blue and Pink rooms in the Practical Arts building downstairs that is usually with Miss NH Pageant use those.

Engineer Clougherty replied that is the dressing rooms.

School Cmte. Member Paradis stated there is a bathroom facility that does not even have a partition. It is there...there is an old sink and a toilet. This was when John Rist had the ideas of doing these renovations. But I know what you mean and I thought those nice round Bradley washbasins were newer than that. I have been on the School Board since 1989 and I thought they had just put them in. I am talking about upstairs in the Classical building I had seen some. One time I had seen some new ones then I saw some that were in pretty bad shape. I know where Chris is coming from.

Chairman Herbert stated I was looking for ideas and the administration is supposed to come up with some things. I have not seen a list yet but I may see it tomorrow.

Mr. Matuszewski stated we have looked for some quick refinishing of those bathroom areas but bear in mind that may have a lifetime of about 10 months.

Chairman Herbert stated the other item on the Mayor's concept is a fourth high school. Even if you would discontinue Bedford's population the optimum size for the high schools is 1,500 to 1,600 which puts you 6,000 or so students and 2,000 Bedford we have over 6,000 students in our high school.

Engineer Clougherty asked what was the reaction from your participant from the Finance Department.

Chairman Herbert replied Mr. Clougherty is actually on board on the long-range bonding. There is apparently private issue bonds that they are getting a ton of money this next cycle and it is going to take some creativity but in effect what it amounts to is that we can build a high school bond it and essentially lease it and the bonding does not go on our debt service. It becomes a long-term lease. But the idea is open. This is the grand scheme. Meanwhile what I was really hearing from my little part of the world is that nothing would get done at Central this summer. We heard the criticism last night at the Board of Mayor and Aldermen meeting. They said we are spending all of this money and nothing seems to get down to the kids. That is a sore point. I know we spend a lot of money and there is a big bus on the roof.

Engineer Clougherty stated we have had that discussion internally as well...we spend a lot of money...the projects we see here the one next on the agenda the heating and ventilation renovations is 1.4 or 1.5 million dollars and nobody sees it. It sits in the basement and on the roof.

Chairman Herbert stated we have had the worse winter in 20 years and nobody has had mittens on.

Engineer Clougherty stated we spend a lot of money on maintenance and when we do Capital Improvement that is the first place that we look. Heating, ventilation, electrical things like that but I think that doing finishes interior painting, floors, ceilings, would go a long way to please students and faculty.

Chairman Herbert stated and they are going to move them out of Bridge Street. There is apparently some space.



Engineer Clougherty stated someone should be looking immediately at doing remodeling there then.

Chairman Herbert stated we have \$300,000 for portables but the Mayor is of the opinion that if we do not need the portables we could do the Bridge Street renovation and get the administration somewhere else. He mentioned about 4 properties so I do not know.

School Cmte. Member Paradis asked would another option be to fix the cafeteria at all with that \$100,000.

Chairman Herbert replied tables in the cafeteria was another item that came up and something that maybe we should think about. It would be something visible. They are in very tough shape. I am sure you are going to hear some of this tomorrow because at 11:00 tomorrow we go at administration again to continue to get some idea of what they are going to be asking us to do Monday night and when I found out what that is.

School Cmte. Member Paradis stated I did not even attend the meeting but my thoughts were administration moving and I know Central does not want portables.

Chairman Herbert stated administration moving, a fourth high school, five-year plan, with the bonding set and agreed to by the aldermen for the entire projects. Whatever the number is the Mayor wants to renovate all 3 high schools but for their current size with the right population is about 1,600 kids without additions. He is talking renovations so that they are updated to a modern high school. The only thing he is talking about actually getting the aldermen up for this cycle is the architectural detail.

Mr. Matuszewski stated if you are looking at renovation of existing high schools without additions it would be 1,400 kids not 1,600 at West High School. I would have to take a look at the numbers. Is there value to looking at the bathrooms at Central.

Chairman Herbert replied in the affirmative and stated and the cafeteria. You cannot do anything about the halls you can make them look better but they are not going to get any bigger. There may be fewer kids there because we may have portables or what the Mayor wants. It is either the hall, the class, the bathroom or the cafeteria area. The cafeteria area could use some work in terms of furnishings. It is those kind of things I want to identify and cost out and see if we can find funding this cycle to get that done this summer so that there are some noticeable changes. By that time we will have publicly addressed the long-range plan by the time next September rolls around they will have decided on the Bedford tuition

students and all these other issues will have had a couple months to get hammered out.

School Cmte. Member Paradis stated what John Rist had mentioned last year we really did not do all of those things at Central they only did about half of them. They made some classrooms upstairs they put some dividers. When I had toured one day for about two or three hours. Is there anymore room, Tim, at all for a cafeteria there.

Mr. Matuszewski replied it is pretty well isolated.

Chairman Herbert addressed item 7 of the agenda:

Central and West Heat & Ventilation Improvements Phase V --

Engineer Clougherty stated we have come pretty close to completing the project. They are working on completing the punchlist items. We did do a functional performance test on March 1<sup>st</sup> that went very well. We are hoping to wrap the project up within the next 60 days or so.

Chairman Herbert addressed item 8 of the agenda:

NORESCO Performance Contract --

Engineer Clougherty stated the Energy Efficiency Conservation Project is still in the process of being closed out. There is no update on that.

Chairman Herbert addressed item 9 of the agenda:

Roofing Projects - Weston & Manchester School of Technology --

Engineer Clougherty stated I have an update on the current items. We have a few punchlist items to fix at Weston and we are hoping to do that in the next month as soon as the snow melts. Manchester School of Technology should be wrapped up by next week. It has continued to leak because the thing has not been complete. We had a problem with the translucent light panels...they are in. They have arrived but have not been installed. They are currently getting flashed in which means they are waterproofing around them. I was on the roof today and the roofing contractor was up there. Along with that reroofing project that under this same 1.64 million bond source we had listed 2 other roofs and those were

McDonough School and the Central High School Industrial Arts building. Those went out to bid today along with Parkside Middle School. I have given you a memorandum recommending that the projects be awarded to the low bidders for approval by the committee. McDonough School in the amount of \$442,600 to Melanson Roofing and the Central High School Industrial Arts building in the amount of \$360,000 to Hartford Roofing. Bids were taken in today and I have provided you with results on the bids. I do not have the consultant's recommendation as of yet.

On motion of School Cmte. Member Paradis, duly seconded by School Cmte. Member Leonard, it was voted to award contracts to the low bidders for reroofing projects at McDonough School in the amount of \$442,600 to Melanson Roofing and the Central High School Industrial Arts building in the amount of \$360,000 to Hartford Roofing based on the consultant's recommendation.

Chairman Herbert asked I noticed Desjardins did not bid on this one.

Engineer Clougherty replied Al did not bid on this one. I hesitate to say anything bad about Al Desjardins he has stuck with us through the problems we have had. He has been out there on the roof yesterday with one of his guys and he still looking at the problem and I commend him for that.

Chairman Herbert stated my thought was it is probably a simpler roof so he would not mind bidding on it.

Chairman Herbert addressed item 10 of the agenda:

Asbestos Abatement - McDonough & Green Acres Schools --

Engineer Clougherty stated I am still trying to closeout this project and I apologize because I have been too busy to collect the signatures. It is complete.

Chairman Herbert addressed item 11 of the agenda:

CHS/WHS Electrical Improvements --

Engineer Clougherty stated the electrical work at Central High School is complete. We have done the final checklist walk through. The contractor is telling me he is going to be complete with that punchlist this month, which is March. I had a job meeting today at West High School and they will be about 90% complete by the end of next week. We will be doing final changeover to the electrical service

during April vacation. We expect that project to be 100% complete probably around June 1<sup>st</sup> in that timeframe. They are doing a real good job over there and it seems to be well appreciated. They are also doing the ceilings in the Mackin Building and I think that is well received. It really spruces the place up.

Chairman Herbert addressed item 12 of the agenda:

McLaughlin Middle School Addition --

Engineer Clougherty stated I am sure you may or may not be aware it was the contract total funding commitment of the funding was approved by the Board of Mayor and Aldermen last night by the full Board. I have provided you with a full bid summary for that project. The bids were taken February 23, 2001 after our last meeting and I apologize if I have given this to you twice. I have met with the contractor Ferd Construction who the project is being awarded to. We will be executing a contract with them. I had a pre-construction meeting with them yesterday and firing any permits falling through we are scheduled to start site work on Monday of next week. So we are looking at a pretty aggressive schedule right now.

Chairman Herbert addressed item 13 of the agenda:

Central High School Renovations --

Engineer Clougherty stated the curtain wall bids were taken on February 22, 2001. In your agenda you will find a bid summary. At this time we are respectfully requesting the committee to vote to support award to the low bidder Brookstone Builders in the full amount of the base bid \$1,379,936. This contract will be awarded pending FY 02 financing. This is for the James Building alone. If you look at the bid summary it is broken out pretty well...the curtain wall is alternate #3 at \$553,000 we knew that was going to be higher than what we had anticipated last year and that is why we put it off. We will be getting a full new 300-horsepower boiler that will put us with 100% backup to the facility if anything should happen in the winter we will be able to carry the facility on a backup boiler which is not a capability that we have right now. These boilers serve all 4 buildings on the campus the James, Classical, Practical and Industrial Arts buildings.

On motion of School Cmte. Member Leonard, duly seconded by School Cmte. Member Paradis, it was voted to accept the low bidder Brookstone Builders in the amount of \$1,379,936 pending FY 02 financing.

There being no further business to come before the committee, on motion of School Cmte. Member Paradis, duly seconded by School Cmte. Member Leonard, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee